



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

DECEMBER 18, 2003

**PRESENT:** Fruit, Kennett, Pyle,

**ABSENT:** Martin

**LATE:** None

**STAFF:** Associate Planner Plambaeck, Associate Planner Tolentino & Senior Planner (SP) Linder

### REGULAR MEETING

Vice Chair Fruit called the meeting to order at 7:00 p.m.

### DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Vice Chair Fruit opened/closed the public hearing.

### MINUTES:

DECEMBER 4,  
2003

**BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE THE DECEMBER 4, 2003 MINUTES AS WRITTEN. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES:** FRUIT, KENNETT, PYLE

**NOES:** NONE

**ABSTAIN:** NONE

**ABSENT:** MARTIN

**CONSENT CALENDAR:**

1. **EXTENSION OF TIME, EOT-03-20: CONDIT-PATEL:** A request for a one-year extension of site, architectural, and landscaping plans to build a two-story building with an arcade, restaurant, and 18-hole miniature golf course on 1.6 acres on Condit Rd., between East Dunne Ave. and Tennant Ave., in a Planned Unit Development (PUD).
2. **EXTENSION OF TIME, EOT-03-21: VINEYARD-NICHOLSON:** A request for a one-year extension of site, landscape and architectural plan approval for the construction of a 19,823-sf light industrial building on a 1.34-acre site. The subject site is located at 16250 Vineyard Blvd in the ML, Light Industrial zoning district.

**BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE THE CONSENT CALENDAR. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: MARTIN**

**NEW BUSINESS:**

3. **SITE REVIEW AMENDMENT, SRA-99-06: VINEYARD-CENTURION HOLDINGS:** A request to amend the architectural and site review approval for a newly constructed 17,460-sf light industrial building located at 16120 Vineyard Blvd in the ML Light Industrial Zoning District. The applicant is requesting to amend the landscape plan for the site and eliminate a requirement for a roof screen.

**BOARD MEMBERS PYLE/KENNETT MOTIONED TO APPROVE RESOLUTION NO. 03-039 WITH THE ADDITION OF THE FOLLOWING:**

1. All red line changes shall be completed
2. The roof screen shall be installed unless a suitable alternative is agreed to by City staff.

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**AYES: FRUIT, KENNETT, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: MARTIN**

4. **UNIFORM SIGN PROGRAM AMENDMENT, USPA-91-07: VINEYARD TOWN CENTER-KENT:** A request for approval of a change in the uniform sign program to include two monument signs for a shopping center located at the southwest corner of Monterey Road and Edmundson Ave. in the Planned Unit Development District.

**BOARD MEMBERS KENNETT/PYLE MOTIONED TO CONTINUE THE APPLICATION TO THE JANUARY 15, 2004 AGENDA.**

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**AYES: FRUIT, KENNETT, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: MARTIN**

5. **SITE REVIEW, SR-03-21: TENNANT-CINELUX THEATERS:** A request to approve a new entrance and marquee sign for the Cinelux Movie Theaters located at Tennant Station on Tennant Ave. in Planned Unit Development (PUD) zoning district.

**BOARD MEMBER KENNETT STEPPED DOWN. A QUORUM WAS NOT AVAILABLE FOR ACTION ON THIS ITEM. THE ITEM WAS MOVED TO THE JANUARY 15, 2004 AGENDA.**

6. **SITE REVIEW, SR-00-37: MONTEREY-SCOFFONE:** A request for architectural approval of a change in the exterior façade of a building located at 17330 Monterey Rd. in the CC-R, Central Commercial Residential District.

**BOARD MEMBER KENNETT TOOK HER SEAT. BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 03-042 WITH THE ADDITION OF THE FOLLOWING CONDITIONS:**

1. A paint line shall be incorporated along the north side of the building.
2. A change in texture or a shadow line shall also be provided on the north side of the building.
3. Small patio trees shall be placed within the alley way. The trees shall be in large pots or in ground planters.
4. The bolts and bracing at the back of the building shall be incorporated architecturally with columns that step in at the "change in paint line" and shrouds or caps shall be installed over the bolts.

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**AYES: FRUIT, KENNETT, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: MARTIN**

**ANNOUNCEMENTS:**

Starting with the February 5 meeting, the Board will begin meeting in the City Council Chambers.

**ADJOURNMENT:** Vice-Chair Fruit adjourned the meeting at 8:55 p.m.

**MINUTES PREPARED BY:**

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**TERRY LINDER**  
**Meeting Coordinator**